

**City of Eau Claire
Plan Commission Minutes
Meeting of May 2, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Ivory, Petrie, Schatz, Fieber

The meeting was chaired by Mr. Weld.

1. **PUBLIC ZONING (PZ-0506 Amd) – Jeffers Park**

Mr. Tufte presented a request to approve a site plan in a P-Public District for the Miracle League Field and other improvements at Jeffers Park. The site plan shows the new field with three bleachers behind home plate and two dugouts. A sidewalk connects the field to the 12 handicap parking stall area with two vehicle drop-off areas. In addition to the new field, the park will add a picnic pavilion, bike racks, storage, a restroom facility, home run playground area and additional playground. The plan shows a sign, but its final design and size will need to be coordinated with the Parks Department and other users of the park. This project was recommended for approval at the Waterways and Parks Commission April 27 meeting.

Phil Fieber, Director of Parks and Recreation, spoke in favor of the project.

Mr. Pederson moved to recommend approval with the conditions noted in the staff report. Mr. Granlund seconded and the motion carried.

2. **FINAL CONDOMINIUM PLAT (P-2-16) – 505 S. Barstow Street**

Mr. Tufte presented a request to approve the final condominium plat for 505 S. Barstow Street. The property is a two-story mixed-use building with underground parking. The condo plat creates three commercial units and 15 residential units which match the existing lease for the building. This condo plat will not change the use of the property, rather it allows for different ownership of the property with sale of units instead of a lease.

Applicant, John Mogensen, 617 Third Avenue, spoke in support of the project and noted that the owner of Acoustic Café would like to purchase their lease area.

Mr. Radabaugh moved to recommend approval of the condominium plat with the conditions noted in the staff report. Ms. Ebert seconded and the motion carried.

3. **SITE PLAN (SP-1616) – Blue Maple Technology Inc., Venture Drive**

Mr. Tufte presented a request to approve a site plan for Blue Maple Technology Inc. located on Venture Drive in Gateway Business Park. The site plan shows a 3,000 square foot building with three parking stalls. Required parking is based on one stall per employee must be maintained on site. The building is noted as steel panel which will need to be an earth tone color as per Gateway Business Park standards. A CSM must be filed prior to issuing of a building permit for the project.

Mike Schatz, Director of Economic Development, was in attendance on behalf of the applicant.

Ms. Mitchell moved to approve the site plan subject to the conditions noted on the staff report. Mr. Radabaugh seconded and the motion carried.

4. **SITE PLAN (SP-1617) – Taco Bell Restaurant, N. Clairemont Avenue**

Mr. Tufte presented a request for a site plan for a Taco Bell restaurant located at 3150 N. Clairemont Avenue. The new restaurant is 2,200 square feet with 52 seats. A drive-up facility is shown with ample stacking for vehicles onsite. The site plan notes the required parking for the restaurant as 22 stalls with 29 stalls shown. The proposed landscaping is a good mixture of street trees and foundation plantings for the site. A CSM has been administratively approved prior to the submittal of the site plan.

Applicant, Steve Jeske with Haag Muller, Inc., spoke in favor of the project.

Mr. Brenholt moved to approve the site plan subject to the conditions of the staff report. Mr. Pederson seconded and the motion carried.

5. **SITE PLAN (SP-1618) – Sign Plan, Multiple-tenant building**

Mr. Ivory presented a request to approve for a sign plan for a multiple-tenant building located at 329 Riverfront Terrace. The building is a multiple-tenant building that includes office and retail businesses as well as residential apartments. The building was constructed in 2007, which was prior to the adoption of the sign plan requirements for multiple-tenant buildings. Since the building does not have an approved sign plan and the proposed signs are illuminated and differ substantially from the wall signs for the other businesses, staff informed the applicant that a sign plan would need to be approved by the Commission prior to the installation. The changes include replacing the existing 41 square foot sign with a new illuminated sign of either 37.5 square foot or 47 square foot. In addition, a similar sign would be installed on the north side of the restaurant facing Madison Street.

Applicant, Nathan Everson, owner of the Smiling Moose, spoke in support of the project and would like the sign illuminated for customers to see the signage during the evening hours.

Ms. Mitchell moved to approve the sign plan subject to the conditions of the staff report. Mr. Brenholt seconded and the motion carried.

6. **LANDMARKS DESIGNATION – 470 Summit Avenue**

Mr. Ivory presented that the Landmarks Commission will be considering the local landmark designation of the property located at 470 Summit Avenue at their meeting in June. The owner of the property is requesting the designation. Pursuant to the Landmarks Ordinance, the Landmarks Commission must notify the Plan Commission of any pending designation. No one in attendance spoke on this agenda item.

7. **DISCUSSION/DIRECTION**

A. Parking Ordinance

Mr. Tufte explained the Comprehensive Plan identifies the need to update the zoning code parking requirements. In the past meetings, the Commission discussed and directed staff to draft an amendment to the provisions. The Traffic Engineer and the City Attorney are in the process of reviewing the parking ordinance amendment. The Commission had a discussion of the changes and recommend reviewing the changes at a future meeting, prior to having a public hearing.

B. Arts and Culture Chapter

Mr. Tufte explained at the previous meeting the Commission wanted to discuss the Arts and Culture chapter. In the Comprehensive Plan update last year, there was not a chapter derived for Arts and Culture. In the plan though, Arts and Culture is mentioned throughout a variety of chapters.

C. Neighborhood Revitalization Task Force

The final task force meeting will be held on May 12 with a final report that will be discussed with the task force. The group will be asked to go through the documents and determine if other changes are needed.


D. Code Compliance Items
None.

E. Future Agenda Items
None.

F. Additions or Corrections to Minutes
None.

8. **MINUTES**

The minutes of the meeting of April 16, 2016 were approved.



Jamie Radabaugh, Secretary